

October 1, 2013

Members of the Board of Zoning Appeals

FROM: Patrick O'Connor, Chairman

SUBJECT: Meeting of the Board of Zoning Appeals

Please be advised that the Board of Zoning Appeals will meet on **Tuesday, October 8, 2013** in Parma City Hall **Council Chambers** at **7:00 p.m.** regarding the following appeals:

First Case of Appeals

Rocky Yuko, Rock Concrete Services, LLC, 2118 Murray Hill Rd., Cleveland, OH 44106 has requested an "Area" variance of the City of Parma Codified Ordinances of **Section 1153.03(a)- SINGLE FAMILY HOUSES DISTRICTS-ACCESSORY USES AND BUILDINGS**. The proposal is to build new garage larger than Code allows at 2321 Tuxedo. Maximum size of garage permitted on lot size of approximately 40' x 142' / 5,680 sq. ft. is 573 sq. ft. The proposed new garage is 20' x 30 or 600 sq. ft. garage on lot size of 40' x 142' – 5,680 sq. ft. in area. This variance would result in allowing 27 more sq. ft. for detached garage on lot size of 5, 680 sq. ft. The PPN. is 445-03-092.

Second Case of Appeals

Walter & Candy Cameron, 5761 Chevrolet Blvd., 44130 have requested an "Use" variance of the City of Parma Codified Ordinances of **Section 1170.03 – PLANNING AND ZONING CODE – SCHEDULE OF PERMITTED BUILDING AND USES**. The proposal is to open store selling used appliances and new knick knacks at 5761 Chevrolet Blvd. Buildings and land shall be used, and buildings shall be designed, erected, altered moved or maintained in whole or in part only for uses set forth in schedules and regulations. The Applicant is proposing to run a store selling refurbished, reconditioned furniture and collectible merchandise in Retail Business area which prohibits junk dealers, pawnbrokers and secondhand dealers This variance would result in allowing business use prohibited in Shopping Center District. The PPN is 442-43-011.

Third Case of Appeals

Robert & Susan Vitko, 3401 Maplecrest Ave, 44134 have requested an "Area" variance of the City of Parma Codified Ordinances of **Section 1153.03(a) – SINGLE FAMILY HOUSES DISTRICTS – ACCESSORY USES NAD BUILDINGS**. The proposal is to build a new detached garage at 3401 Maplecrest Ave, 30' x 32' (960 sq. ft. area) on parcel of 9,660 sq. ft. and with height of 22'. Maximum size of garage permitted on lot size 70' x 138' (9,660 sq. ft.) lot area is 800 sq. ft. with maximum height of 15'. The variance would result in allowing to build a detached garage 160 more sq. ft. in area and 7' more in height than Code allows. The PPN is 446-05-069.

Continued on next page.

Fourth Case of Appeals

Giuseppe Audino, 432 Troubadour Dr., Sagamore Hills, OH 44067 has requested an “Use” variance of the City of Parma Codified Ordinances of Section 1153.02 – SINGLE-FAMILY HOUSES DISTRICTS – PRINCIPAL USES AND BUILDINGS. The proposal is to rebuild a current legal non-conforming two-family in a Single-Family District should the dwelling be destroyed in the future at 2918 Fortune Avenue. Within any Single-Family House District, no building or premises shall be erected, used, arranged or designed to be used, in whole or in part, for other than single-family detached dwellings. A legal, non-conforming two-family dwelling in a single-family house district which would require variance to allow rebuilding two-family structure if destroyed. This variance would result in allowing rebuilding of two-family dwelling in a Single-Family House District. The PPN is 444-10-074.

Fifth Case of Appeals

Florin Florian, 6789 Wood Creek Dr., Middleburg Hts., OH 44130 has requested an “Use” variance of the City of Parma Codified Ordinances of Section 1153.02 – SINGLE-FAMILY HOUSE DISTRICTS – PRINCIPAL USES AND BUILDINGS. The proposal is to rebuild a current legal non-conforming two-family in a Single-Family District should the dwelling be destroyed in the future at 7609 Theota Ave. Within any Single-Family House District, no building or premises shall be erected, used, arranged or designed to be used, in whole or in part, for other than single-family detached dwellings. A legal, non-conforming two-family dwelling in a single-family house district which would require variance to allow rebuilding two-family structure if destroyed. This variance would result in allowing rebuilding of two-family dwelling in a Single-Family House District. The PPN is 442-18-029.

Cc: Building Commissioner Paul W. Deichmann, Members: Debi Kraft, George Mastrobuono, John Yurkiw, and George Ziefle.

RECEIVED BY COUNCIL FROM THE BOARD OF ZONING APPEALS:

By: _____ Date: _____ Time: _____